

MAR 31 3 25 PM 1960

OLLIE F. WORTH  
R.M.C.

PROTECTIVE COVENANTS APPLICABLE TO  
LOTS IN WINDSOR PARK, AS SHOWN ON  
PLAT RECORDED IN RMC OFFICE FOR  
GREENVILLE COUNTY, S. C. IN PLAT  
BOOK RR, PAGE 25.

The undersigned, Pleasant Homes, Inc., and Otis P. Moore and James P. Moore, being the owners of the lots shown on plat of WINDSOR PARK, do hereby agree that the covenants and restrictions hereinafter set forth shall be binding on all parties and all persons claiming under them until April 1, 1985, at which time said covenants shall be automatically extended for successive periods of ten (10) years unless by vote of a majority of the then owners of the lots it is agreed to change said covenants in whole or in part.

If the parties hereto, or any of them or their heirs, successors or assigns, shall violate or attempt to violate any of the covenants herein, it shall be lawful for any other person or persons owning any real property situated in said development or subdivision to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenant and either to prevent him or them from so doing or to recover damages or other dues for such violation.

Invalidation of any one of these covenants by judgment or court order shall in no wise affect any of the other provisions, which shall remain in full force and effect.

1. No building shall be located on any residential building lot nearer than the building setback line as shown on the recorded plat.
2. All dwellings shall be of a quality of workman ship and materials substantially the same or better than that which can be produced on the date these covenants are recorded for the minimum permitted dwelling size. The ground floor area of the main structure, exclusive of one story open porches and garages, shall be not less than 1000 square feet for a one story dwelling.
3. No trailer, basement, tent, shack, garage, barn or other outbuilding erected on the tract shall at any time be used as a residence, temporarily or permanently, nor shall any structure of a temporary character be used as a residence.
4. No residential structure shall be erected or placed on any building plot, which plot has an area of less than 10,000 square feet or a width of less than 70 feet at the front building setback line.
5. No building shall be erected, placed or altered on any lot in Windsor Park until the building plans, specifications and plot plan showing the location of such building have been approved in writing as to conformity and harmony of external design with existing structures in the subdivision and as to location of the building with respect to topography and finished ground elevation, by a committee composed of two of the following: J. McD. Law, Otis P. Moore and James P. Moore or by a representative designated by said committee. In the event of the death or resignation of any member of said committee, the remaining members shall have full authority to approve or disapprove such design and location, or to designate a

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